



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: James Waters

LOCATION OF PROPOSAL: 10021 NE 31st Place

DESCRIPTION OF PROPOSAL:

Valleyhi Plat Amendment to remove Parks and Playground use restriction from Lot B.

FILE NUMBERS: 20-103101-LG

PLANNER: Drew Folsom, 425-452-4441

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on 8/27/2020
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

Elizabeth Stead

August 13, 2020

Environmental Coordinator
Elizabeth Stead, Land Use Director

OTHERS TO RECEIVE THIS DOCUMENT:

- ☐ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov
- ☐ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☐ Army Corps of Engineers
- ☐ Attorney General ecyolyef@atg.wa.gov
- ☐ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "Not Applicable" or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see [SEPA Checklist Guidance](#) on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable Valleyhi Plat Amendment
2. Name of applicant James & Joan Waters
3. Contact person James Waters Phone 425 827 3444
4. Contact person address 10023 NE 31st Pl
5. Date this checklist was prepared 3/11/20
6. Agency requesting the checklist City of Bellevue

7. Proposed timing or schedule (including phasing, if applicable)

There is no specific timing or schedule.

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

No

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

None

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Yes. This request is to remove the "Parks & Playgrounds" restriction from Lot B of the Valleyhi plat in the City of Bellevue via a Plat Modification (Permit # 20 103101 LF). A concurrent request asks for the merger of Lot B with Lot 39 of the Valleyhi plat (Permit # 19 128532 LW).

11. List any government approvals or permits that will be needed for your proposal, if known.

Plat Modification (Permit # 20 103101 LF) ~~LF~~ LG
Boundary Line Adjustment (Permit # 19 128532 LW)

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

We own two lots in the Valleyhi neighborhood of Bellevue. Our home of 40 years is located on 16,295 sf of land (Lot 39). The other lot is 6,898 sf of vacant land adjacent to our home (Lot B). Lot B was too small for residential development when the plat was originally established in the 1950's so it was restricted to "Parks & Playgrounds" use. Also, sewer and storm water lines run under portions of the property. Despite the "Parks & Playgrounds" designation, Lot B has never been utilized by the public. We have owned Lot B since 2006 and incorporated it into our yard.
We would like to merge the two lots at this time to make the property more attractive to a future buyer. In order to do

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Our home is located at 10023 NE 31st Pl in Bellevue, WA
Lot 39, Valleyhi, according to the plat thereof recorded in volume 50 of plats, page 16, in King County, Washington
Tax parcel # 886100 0195 06

The adjacent vacant lot is located at 10021 NE31st Pl in Bellevue, WA
Lot B, Valleyhi, according to the plat thereof recorded in volume 50 of plats, page 16, in King County, Washington
Tax parcel # 886100 0260 06

Environmental Elements

Earth

1. General description of the site:

- ☐ Flat
☐ Rolling
☐ Hilly
☐ Steep Slopes
☐ Mountainous
☐ Other About 50% flat, 25% steep slope, and 25% gentle slope

2. What is the steepest slope on the site (approximate percent slope)? About 45 degrees

3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Sandy

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

Not applicable

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

Not applicable. The subject land is presently utilized as a family yard. No change is proposed

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? None

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Not applicable

Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Not applicable

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Not applicable

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

Not applicable

Water

1. Surface Water

- a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

- b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not applicable

- c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

Not applicable

- d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

Not applicable

- e. Does the proposal lie within a 100-year floodplain? No
If so, note the location on the site plan.

- f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

2. Ground Water

- a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

- b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable

3. Water Runoff (including stormwater)

- a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

There is no surface water. A city stormwater line runs under a portion of Lot B. That water flows into the Yarrow Creek Basin.

- b. Could waste materials enter ground or surface waters? If so, generally describe.

No

- c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

Not applicable

Plants

1. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other _____
- ☐ evergreen tree: fir, cedar, pine, other _____
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards or other permanent crops
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
- ☐ water plants: water lily eelgrass, milfoil, other _____
- ☐ other types of vegetation _____

2. What kind and amount of vegetation will be removed or altered?

None

3. List any threatened and endangered species known to be on or near the site.

None

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

None

5. List all noxious weeds and invasive species known to be on or near the site.

None

Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: ☐hawk, ☐heron, ☐eagle, ☐songbirds, ☐other various small birds

Mammals: ☐deer, ☐bear, ☐elk, ☐beaver, ☐other _____

Fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, ☐other _____

2. List any threatened and endangered species known to be on or near the site.

None

3. Is the site part of a migration route? If so, explain.

No

4. Proposed measures to preserve or enhance wildlife, if any.

None

5. List any invasive animal species known to be on or near the site.

None

Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

None

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None

Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

- a. Describe any known or possible contamination at the site from present or past uses.

None

- b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

- c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

- d. Describe special emergency services that might be required.

None

- e. Proposed measures to reduce or control environmental health hazards, if any.

None

2. Noise

- a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None

- b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site.

None

- c. Proposed measures to reduce or control noise impacts, if any.

None

Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is in a residential neighborhood and is used as a family yard. No change is proposed.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

Not applicable

- a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

Not applicable

3. Describe any structures on the site.

None

4. Will any structures be demolished? If so, what?

Not applicable

5. What is the current zoning classification of the site? Residential

6. What is the current comprehensive plan designation of the site? Residential

7. If applicable, what is the current shoreline master program designation of the site?

Not applicable

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

Steep slope critical areas may be present on site. DF

9. Approximately how many people would reside or work in the completed project? None

10. Approximately how many people would the completed project displace? None

11. Proposed measures to avoid or reduce displacement impacts, if any.

Not applicable

No disturbance of site is proposed.

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

No change in existing land use is proposed.

13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

Not applicable

Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

3. Proposed measures to reduce or control housing impacts, if any.

None

Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable

2. What views in the immediate vicinity would be altered or obstructed?

None

3. Proposed measures to reduce or control aesthetic impacts, if any

None

Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

2. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable

3. What existing off-site sources of light or glare may affect your proposal?

None

4. Proposed measures to reduce or control light and glare impacts, if any.

Not applicable

Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

None

2. Would the proposed project displace any existing recreational uses? If so, describe.

Not applicable

Review of aerial and historical records indicate site has never been developed or used as a community or public park or playground. DF

3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

Not applicable

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

No

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

There are no apparent cultural or historic resources in this established residential neighborhood.

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

Not applicable

Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The property is adjacent to and has easy access to NE 31st PI in Bellevue, WA

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The nearest transit stop is about 400 yards away at the intersection of NE 30th PI and Bellevue Way.

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No

5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

No

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

None

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

8. Proposed measures to reduce or control transportation impacts, if any.

Not applicable

Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No

2. Proposed measures to reduce or control direct impacts on public services, if any.

Not applicable

Utilities

1. Check the utilities currently available at the site:

- ☐ Electricity
- ☐ natural gas
- ☐ water
- ☐ refuse service
- ☐ telephone
- ☐ sanitary sewer
- ☐ septic system
- ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

None

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision

Signature _____


Name of signee James Waters Joan Waters

Position and Agency/Organization Owners

Date Submitted 3/11/20



Non-project Action SEPA Checklist

Supplement to Environmental Checklist

These questions pertain to land use actions that do not involve building and construction projects, but rather pertain to policy changes, such as code amendments and rezone actions.

Because the questions are very general, it may be helpful to read them in conjunction with the Environmental Checklist. When answering these questions, be aware of the extent to which the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented.

Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

No change would occur.

Indicate proposed measures to avoid or reduce such increases.

Not applicable

2. How would the proposal be likely to affect plants, animals, fish or marine life?

No change would occur.

Indicate proposed measures to protect or conserve plants, animals, fish or marine life.

Not applicable

3. How would the proposal be likely to deplete energy or natural resources?

No change would occur.

Indicate proposed measures to protect or conserve energy and natural resources.

Not applicable

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains or prime farmlands?

No change would occur.

Indicate proposed measures to protect such resources or to avoid or reduce impacts.

Not applicable

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

No change would occur.

Indicate proposed measures to avoid or reduce shoreline and land use impacts.

Not applicable

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

No change would occur.

Indicate proposed measures to reduce or respond to such demand(s).

Not applicable

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No change would occur.



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Valleyhi Plat Amendment

Proposal Address: 10021 NE 31st Place

Proposal Description: Plat Amendment to remove Parks and Playground use restriction from Lot B.

File Number: 20-103101-LG

Applicant: James Waters

Decisions Included Administrative Decision for a Modification to an approved Final Plat
(Process II, LUC 20.45A.270)

Planner: Drew Folsom, Land Use Planner

**State Environmental Policy Act
Threshold Determination:** **Determination of Non-Significance**

Elizabeth Stead

Elizabeth Stead, Environmental Coordinator
Development Services Department

Director's Decision: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By: *Elizabeth Stead*

Elizabeth Stead, Land Use Director
Development Services Department

Application Date: February 7, 2020
Notice of Application Date: May 28, 2020
Decision Publication Date: August 13, 2020
Project Appeal Deadline: August 27, 2020

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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Attachments

1. Plat Map – Enclosed

I. Proposal Description

The applicant requests approval to amend the Valleyhi Plat to remove the Parks and Playground use restriction from Lot B. After removal, this lot will be subject to the use restrictions of the R-3.5 single-family zoning district. The applicant is the owner of Lot B and the adjacent Lot 39 of the Valley Hi Addition Plat (Figures 1-3 below). The addresses for the two properties are 10021 NE 31st Place (Lot B) and 10023 NE 31st Place (Lot 39). A Boundary Line Adjustment (BLA), permit number 19 128352-LW, has been submitted to combine Lot B and Lot 39 into one lot after approval of the plat amendment (Figure 4).

A review of the Valleyhi Plat, Lot B title report, and the King County Assessor's website do not indicate that Lot B has had any of community ownership. Aerial photographs dating from 1992, and a site visit conducted by City staff indicate that Lot B has been developed and used in a manner consistent with private residential development. During the review of this proposal, no public comments were received stating that Lot B has ever been used as a public or private park or playground.

There are no separately recorded private covenants recorded at the time of the subdivision or referenced on the face of the Plat described in the Subdivision Guarantee/Certificate prepared by Chicago Title Company of Washington, dated September 30, 2019.

Any person seeking to modify a subdivision or portion thereof must submit an application containing the signatures of the majority of those persons having an ownership interest in the lots to be modified. A public notice is required to provide the opportunity for any person receiving the notice to request a public hearing within 14 days of receiving the notice.

For this application, the applicant obtained property owners' signatures from Lot B. This constitutes one hundred percent of plat signatures of the ownership of the portion of the Plat to be modified which exceeds the required 51% of plat signatures per Revised Code of Washington (RCW) 58.17.215 and Bellevue Land Use Code (LUC) 20.45A.270.B.1. As discussed in Section IV, the City received no request for a public hearing.

Figure 1 (Plat Map)

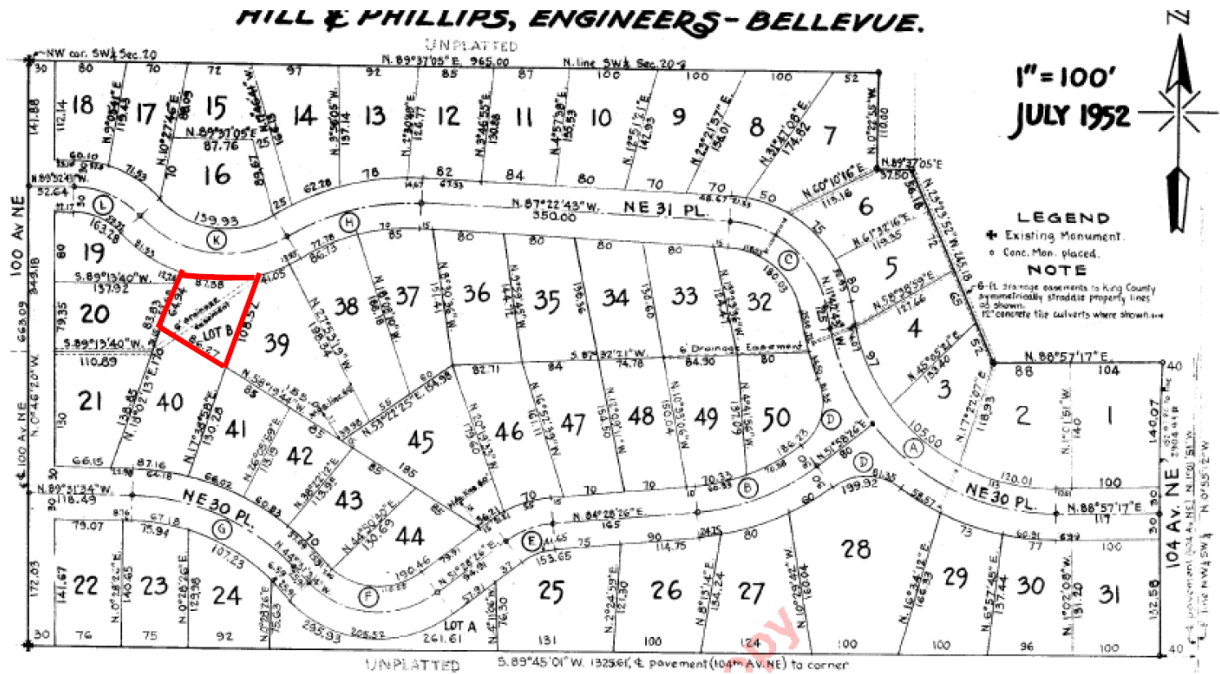


Figure 2 (Lot B and Lot 39)

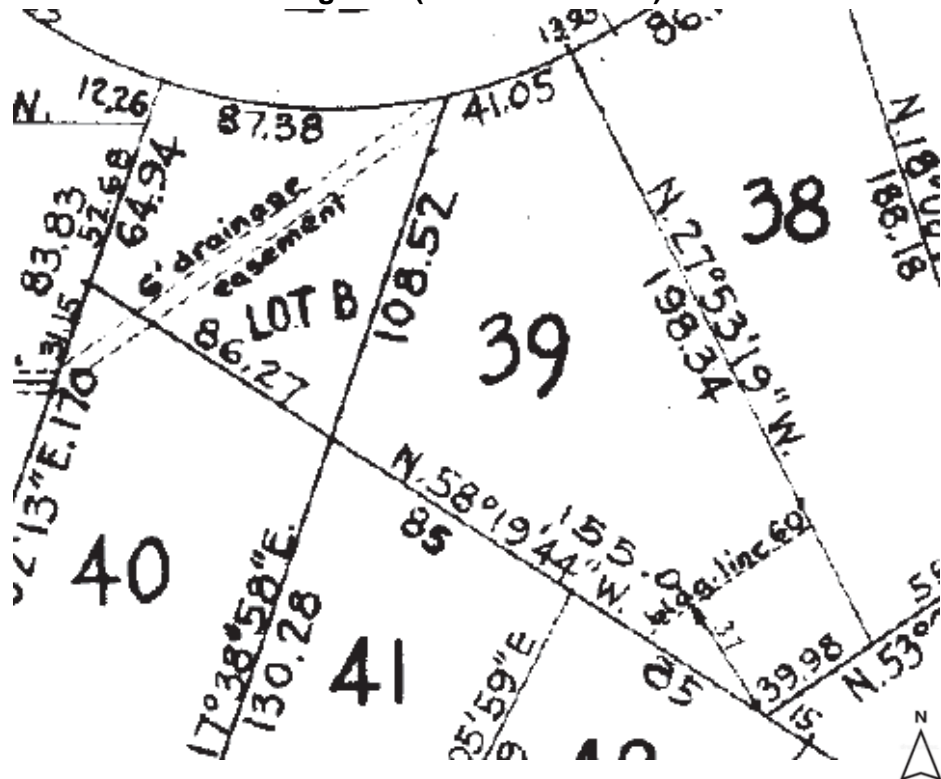


Figure 3 (Plat Restrictions)

RESTRICTIONS

All lots in this plat are restricted to R1 (First Residence use, except Lots A & B, which are restricted to P (Parks & Playground use, and no lot or portion of a lot shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than the area shown on the face of this plat, subject further to the restrictions, rules and regulations of the county zoning resolution no. 11373 and subsequent changes thereto by official County Resolution.

Figure 4 (Boundary Line Adjustment)



II. Site Description, Zoning, Land Use, and Critical Areas

A. Site Description

The plat is located in a community of single-family homes in the North Bellevue Subarea of the City. There are fifty lots within the plat developed with single family homes, and two lots with Park and Playground Use restrictions. Lots in the plat range in size from 7,534 square feet to 26,341 square feet.

Lot B has been landscaped and maintained in a residential manner by the property owner consistent with the adjacent property. The western portion of Lot B is relatively flat. The eastern portion of the site slopes steeply downward. Existing vegetation is predominately maintained lawn with several significant trees in the north portion of the site near NE 31st Place. For this proposal, the applicant intends to remove the use restriction and combine Lot B and Lot 39 into one lot. The plat modification will not modify primary access. See figure 5 for the existing site condition.

Figure 5 (Aerial Photograph)



B. Zoning

The property and surrounding properties are zoned R-3.5, single-family residential zoning district. No change in zoning or land use is proposed as part of this application. See Section III for compliance with dimensional standards in this zoning district.

C. Land Use Context

The subject properties have a Comprehensive Plan Land Use Designation of SF-Medium (Single-Family Medium Density), and the surrounding properties are developed with single-family homes.

D. Critical Areas

Geologic Hazard Areas

Based on preliminary plans submitted as part of this application, Lot B appears to contain a steep slope geologic hazard area. Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provide a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The proposal complies with the Land Use Code requirements for the R-3.5 zoning district. The removal of the Parks and Playground use restriction does not affect the dimensional requirements of LUC 20.20.010 and the associated BLA will be required to demonstrate compliance with these dimensional requirements.

IV. Public Notice and Comment

Application Date:	February 7, 2020
Public Notice (500 feet):	May 28, 2020
Minimum Comment Period:	June 11, 2020

The Notice of Application for this project was published the City of Bellevue Weekly Permit

Bulletin on May 28, 2020. It was mailed to property owners within 500 feet of the project site on both noticing dates. Several neighbors contacted the City for clarification on the Plat Amendment including comment related to development potential discussed below. No public hearing was requested.

Public comment raising concern over the development potential of Lot B.

City's Response: As discussed in Section V below, the applicant has proposed and will be required to complete the BLA permit combining lots B and 39. After completion of the BLA and plat amendment, the property would be subject to the provisions of the land use code and the drainage easement on the face of the plat.

V. Summary of Technical Reviews

This proposed plat amendment has been reviewed for compliance with Fire, Utilities, Clearing and Grading, Transportation, and Land Use Codes and standards. There are no concerns with this proposal as it pertains to these codes and standards.

VI. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code, and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. Earth and Water

The site likely contains an area of steep slopes and associated buffers and structure setbacks. No disturbance of any land or vegetation is proposed. The site contains no known streams or wetlands. When development is proposed it will subject to the standards of the clearing and grading code BCC 23.06 including temporary erosion and sedimentation control plan to control erosion impacts. In addition, stormwater detention and water quality treatment facilities as required, per City of Bellevue standards, to control and reduce stormwater runoff.

B. Animals and Plants

No threatened or endangered species are known to be on or near the site. No disturbance of any land or vegetation is proposed. The proposal is not anticipated to have negative impacts to animals. The majority of the site has been landscaped and maintained as lawn. No disturbance of any land or vegetation including tree removal is proposed.

VII. Decision Criteria

Per LUC 20.45A.270.D The Director may approve or approve with modifications an application for amendment to a final plat, if:

- 1. The proposed amendment to a final plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare; for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste, parks, playgrounds, sites for schools and school grounds;**

Finding: The proposal will not change any of the original infrastructure elements of the plat, aside from the removal of the Parks and Playground use restriction from Lot B. As discussed in Section 1, there is no indication that Lot B has been used as a public or private park or playground. All other provisions applicable to the public health, safety and general welfare remain in place.

- 2. The public use and interest is served by the amendment;**

Finding: The public use and interest will be served by the amendment by providing consistency for lots within a single zoning designation, in this case, the R-3.5 zoning district.

- 3. The proposed amendment to a final plat appropriately considers the physical characteristics of the subdivision site;**

Finding: The proposed amendment appropriately considers the physical characteristics of the site by requiring a BLA to accompany the amendment. The proposed amendment is consistent with the current development pattern in the R-3.5 zoning district and with the existing use and activities found on the subject site.

- 4. The proposed amendment complies with all applicable provisions of the Land Use Code, the Bellevue City Code, and Chapter 58.17 RCW;**

Finding: The proposal complies with all applicable provisions of the Land Use Code, Bellevue City Code, and Chapter 58.17 of the RCW. After approval of the amendment, the applicant shall produce a revised drawing of the approved modification to the final plat which, after signature by the City, shall be filed with the County Auditor to become the lawful plat of the property. **See Recording Condition of Approval in Section IX of this report.**

- 5. The proposed amendment is consistent with the Comprehensive Plan, BCC Title 21;**

Finding: The proposal is consistent with the Comprehensive Plan. The Comprehensive Plan North Bellevue Subarea map designation is Single-family

medium density. The R-3.5 zoning of the property is consistent with the Subarea map designation. The proposal is consistent with S-NB-15 which protects established residential neighborhoods by retaining residential zoning that reflects the density of the developed residential use.

6. **Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance; however, requests for modifications to the requirements of Part 20.25H LUC, where allowed under the provisions of that part, may be considered together with an application for amendment to a final plat, provided the resulting lots may each be developed without individually requiring a variance.**

Finding: The size of Lot B and the presence of a six-foot drainage easement running diagonally across the property make it unlikely Lot B could be reasonably developed without requiring a variance. To address this, a Boundary Line Adjustment was required by the City to accompany any proposal to remove the Parks and Playground use restriction. A boundary line adjustment (BLA), permit number 19-128352-LW, has been submitted to combine Lot B and Lot 39 into one lot after approval of the plat amendment. **See Boundary Line Adjustment Condition of Approval in Section IX of this report.**

VIII. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby approve with conditions the Valley Hi Addition Plat Amendment to remove the Parks and Playground use restriction from Lot B.

IX. Condition of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

<u>Applicable Codes and Ordinances</u>	<u>Contact Person</u>	<u>Phone</u>
Clearing and Grading Code – BCC 23.76	Janney Gwo	425-452-6190
Construction Codes – BCC Title 23	Building Division	425-452-6864
Fire Code – BCC 23.11	Derek Landis	425-452-4112
Land Use Code – BCC Title 20	Drew Folsom	425-452-4441
Trans. Development. Code – BCC 14.60	Molly Johnson	425-452-6175
Utility Code – BCC Title 24	Arturo Chi	425-452-4119

The following condition is imposed under the Bellevue City Code or SEPA authority referenced:

- 1. Recording Requirement:** Approval of this Plat Amendment shall be null and void if the plat is not recorded with the King County Recorder's Office within 90 days after the date of the approval.

Authority: Land Use Code 20.45A.270.F

Reviewer: Drew Folsom, Development Services Department

- 2. Boundary Line Adjustment:** The associated Boundary Line Adjustment, permit number 19-128352-LW must be recorded with the King County Recorder's Office within 90 days after the date of the approval.

Authority: LUC 20.45A.270.D.6F

Reviewer: Drew Folsom, Development Services Department

OWNER'S DECLARATION

It is hereby stipulated that the plat of VALLEYHI, approved by King County on August 21, 1952 and recorded in Volume 50 of Plats, Page 16, in King County, Washington, shall be amended pursuant to Section 20.45A.270 Final Plat - Modification of the City of Bellevue Land Use Code as follows:

- 1. Remove restriction P (Parks & Playgrounds) use from Lot B.
- 2. All lots in this plat (including Lot B) are restricted to R1 (First Residence) use, except Lot A, which is restricted to P (Parks and Playgrounds) use.

This Amended Final Plat represents only a graphic representation of the original plat of VALLEYHI and does not alter any elements other than the lines and text stipulated above. Except as otherwise provided herein, the terms and conditions of the original plat shall remain in full force and effect.

In witness whereof we have set our hands and seals:

JAMES H. WATERS DATE JOAN L. WATERS DATE

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
 } ss.
COUNTY OF KING }

On this day personally appeared before me JAMES H. WATERS, to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this day of , 2020.

Notary Public in and for the State of Washington
My commission expires

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
 } ss.
COUNTY OF KING }

On this day personally appeared before me JOAN L. WATERS, to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this day of , 2020.

Notary Public in and for the State of Washington
My commission expires

LEGAL DESCRIPTION

LOT B, VALLEYHI, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 50 OF PLATS, PAGE 16, IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

RESTRICTIONS

All lots in this plat are restricted to R1 (First Residence) use except Lots A and B, which are restricted to P (Parks and Playgrounds) use, and no lot or portion of a lot shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than the area shown on the face of this plat, subject further to the restrictions, rules and regulations of the county zoning resolution no. 11373 and subsequent changes thereto b official County Resolution.

A PORTION OF THE NW 1/4 OF THE SW 1/4,
SEC. 20, T.25 N., R.05 E. W.M.

TRANSPORTATION DEPARTMENT

EXAMINED AND APPROVED with respect to streets, alleys and rights of way for roads, paths and slopes.

REAL PROPERTY & SURVEY DATE

TRANSPORTATION ENGINEER DATE

UTILITIES DEPARTMENT

EXAMINED AND APPROVED with respect to water, sewer and drainage systems.

ADMINISTRATOR DATE

DEVELOPMENT SERVICES DEPARTMENT

EXAMINED AND APPROVED:

DIRECTOR OF DEVELOPMENT SERVICES DATE

DEPARTMENT OF FINANCE

I hereby certify that there are no delinquent special assessments and all special assessments on the property herein contained dedicated as streets or for other public use paid in full.

CITY TREASURER DATE

BELLEVUE HEARING EXAMINER

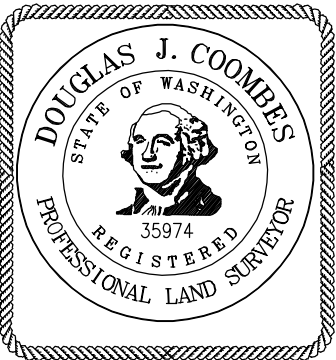
EXAMINED AND APPROVED THIS DAY OF , 20 .

HEARING EXAMINER ATTEST: CITY CLERK

SURVEYOR'S CERTIFICATE

This map correctly represents the alteration of the original subdivision plat stated hereon in conformance with the requirements pursuant to RCW 58.17.215.

PROFESSIONAL LAND SURVEYOR DATE



DATE: 4/16/2020

DRS D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620-7TH AVENUE
KIRKLAND, WA 98033
425.827.3063 OFFICE
425.827.2423 FAX
www.drstrong.com
PROJECT: 19077



City of
Bellevue

AMENDED FINAL PLAT NO.

SHEET 1 OF 2

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS DAY OF , 20 .

ASSESSOR DEPUTY ASSESSOR

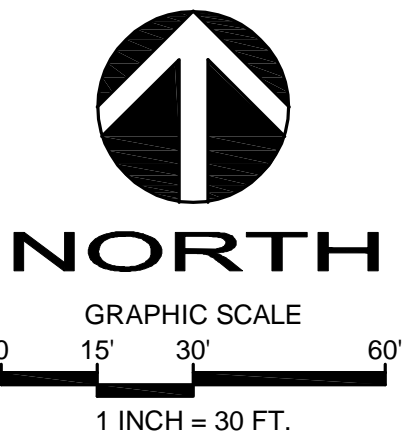
886100-0260
ACCOUNT NO.

RECORDER'S CERTIFICATE

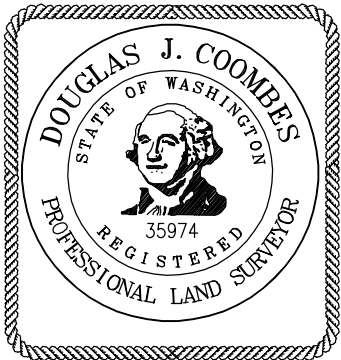
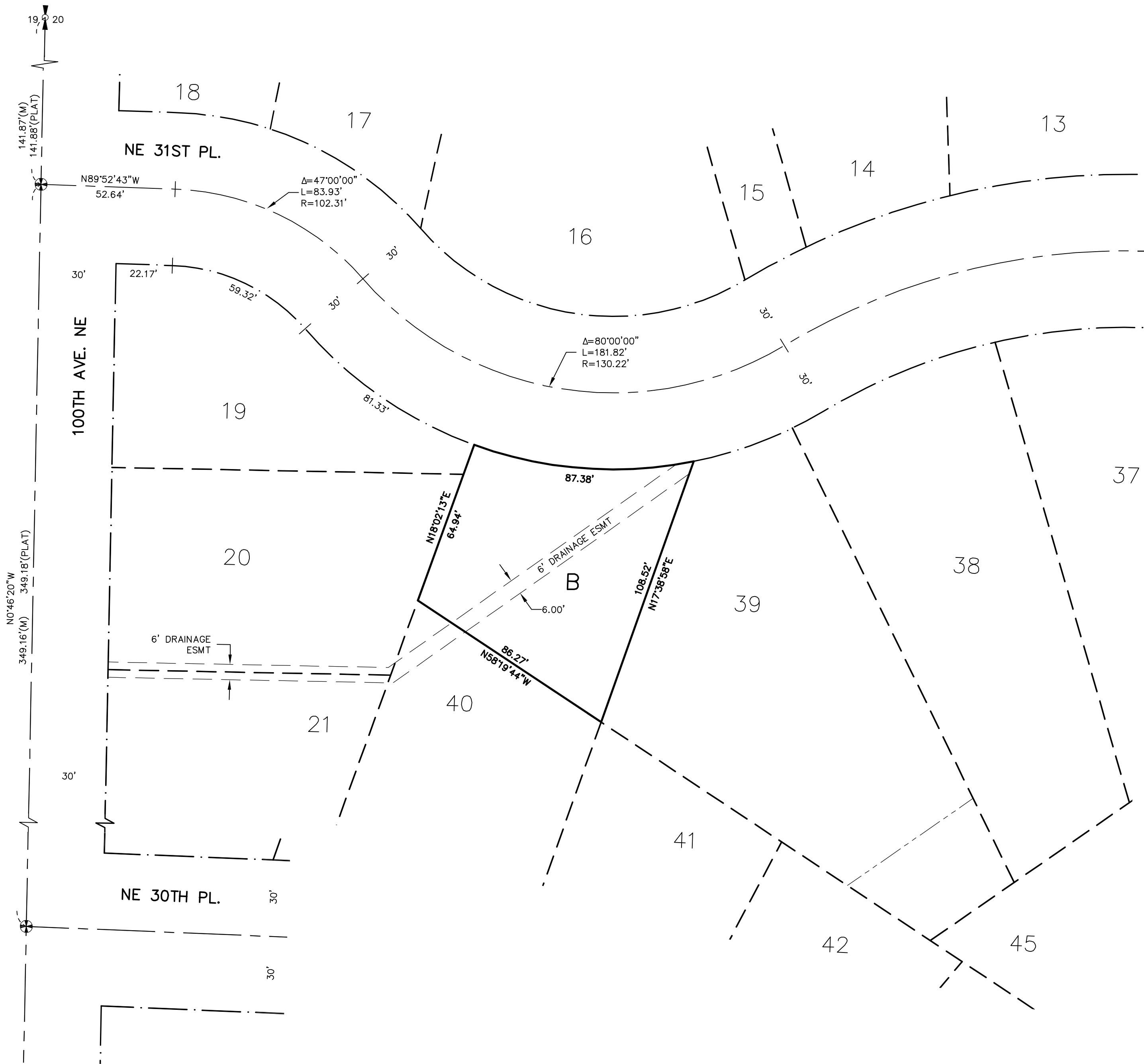
FILED FOR RECORD THIS DAY OF ,
2020 AT M. IN BOOK OF PLATS
AT PAGE AT THE REQUEST OF DOUGLAS J. COOMBES.

DIRECTOR OF RECORDS

A PORTION OF THE NW 1/4 OF THE SW 1/4,
SEC. 20, T.25 N., R.05 E. W.M.



- LEGEND:**
- FOUND QUARTER CORNER AS NOTED
 - FOUND MONUMENT AS NOTED
 - MEASURED



DATE: 04/16/2020

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**City of
Bellevue**

AMENDED FINAL PLAT NO.